

March 2, 2007

NOTICE

Public notice is hereby given that the Washington County Land Use Authority will hold a hearing on a subdivision plat, **Al Truman Subdivision Amended**, splitting lot 7 into lots 7A and 7B. There is a lot line adjustment between Lot 4 and 7B, which creates a flag lot. The rest of the subdivision is to remain the same as shown on the original recorded plat. These parcels are generally located in Section 15, T39S, R15W, SLB&M. **Notice of hearing to consider approval of a subdivision plat sent by mail to property owners within a proximity to the property as defined by local ordinance three days before the hearing (17-27a-207(1)).** A copy of the proposed subdivision plat is available for review at the Washington County Planning & Zoning Office. Mette Hansen Seager, applicant and Bob Herpel, agent.

HEARING

A public hearing will be held by the Washington County Land Use Authority on Tuesday, March 10, 2009, beginning at 1:30 p.m. in the Commission Chambers of the Washington County Administration Building, 197 East Tabernacle, St. George, Utah (17-27-809(1)(b)).

POSTED: Washington County Administration Building
Washington County Branch Libraries - Enterprise /Hurricane/New
Harmony/Santa Clara/Springdale/St. George

cc: Washington County Deputy Attorney Rachelle Ehlert

NORTHEAST CORNER
PINE VALLEY RANCHOS
PLAT "C" IRON PIPE WITH
BRASS CAP.

EXISTING COUNTY ROAD

POINT OF
BEGINNING

N 61°00'20" W 221.70'
221.70'

LOT 1
0.444 acres
15.0' UTILITY
EASEMENT

262.07'
N 61°00'20" W

LOT 2
0.518 acres
15.0' UTILITY
EASEMENT

302.44'
N 61°00'20" W

LOT 3
0.543 acres

341.75'
N 61°00'20" W

LOT 5
0.343 acres
N 61°00'20" W

LOT 6
0.327 acres
N 61°00'20" W

LOT 4
1.052 acres
15.0' UTILITY
EASEMENT

LOT 7A
0.347 acres
173.58'

LOT 7B
0.500 acres
15.0' UTILITY
EASEMENT TO BE
ABANDONED WITH
THIS PLAT

LOT 8
0.661 acres
362.21'

LOT 9
0.669 acres
366.30'

LOT 10
0.676 acres
370.39'

LOT 11
0.684 acres
374.42'

266.19'
N 02°13'00" E

84.61'
84.61'

86.91'
86.91'

172.32'

643.20'

80.105'

80.105'

80.105'

80.105'



PINE VALLEY RANCHOS

SAGE ROAD
(EXISTING DEDICATED COUNTY ROAD)
S 28°59'40" W 880.00'

80.00'

80.00'

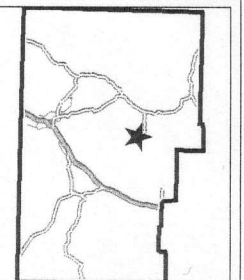
80.00'

80.00'

80.00'

S 61°00'20" E

15.0' UTILITY



- ## Legend
- Towns
 - ▣ Municipalities
 - ▣ Subdivisions
 - ▣ Parcels
 - Parcel Number (label)
 - Streets
 - Major
 - Minor
 - Primary Route
 - Secondary Route
 - Trail
 - Other Roads
 - Waterbodies
 - Water Courses
 - MAJOR PIPELINE/CANAL
 - Other
 - Parcel Ownership
 - U.S. Forest Service
 - Bureau of Land Management
 - State of Utah
 - Wilderness Area
 - Shullsburg Reservation
 - National Park Service
 - State Park
 - Washington County
 - Utah Division of Transportation
 - Municipality Owned
 - Water Conservancy District
 - School District



March 9, 2009

Deon Goheen
Washington County Planning
Via email

Re: Al Truman's Subdivision Amended

Deon,

I reviewed the proposed plat and visited the site of the above listed subdivision last week in Pine Valley and have the following concerns that should be addressed by the applicant for the amended subdivision prior to gaining approval.

1. The "staff" portion of the flag-lot should be in the ownership of the new lot 7-B.
2. The "staff" portion has a 90 degree turn in it that would be difficult for emergency vehicles to maneuver. A radius could be added that would encroach into lot 5 or a "knuckle" could be added to provide the needed access.
3. A rather large drainage wash runs through the proposed new lot 7-B as well as the existing lot 4. A drainage study should be provided to identify needed culvert sizing, extents of the "floodway" and "floodplain" for the lot to determine the location of the building pad and what elevation it needs to be built to be safe from flooding. The study should also address any needed erosion protection.
4. No percolation test has been provided to show if a septic tank and leach field is feasible on this lot. A feasibility study should be provided, and approved by the Health Department, because of questionable soil conditions and the close proximity of the wash.
5. A utility plan needs to be submitted along with will-serve letters for water, electrical and telephone.
6. There appears to be no fire hydrant located near this new lot. An approval letter from the local fire chief and water company addressing access, fire flows, and any new needed fire hydrants should be provided to ensure adequate fire protection can be provided to the new lot.
7. There is no Owner's Dedication on the plat. This is needed to dedicate the revised utility easements.
8. The lot corners are not shown as being staked on the plat.
9. The existing utility easement between lot 6 and 7 would need to be abandoned as it passes through lot 7-B. There appear to be no existing utilities in this easement, however an approval letter should be obtained from all utility companies serving this area to assure that this easement is no longer needed.
10. The Basis of Bearings for the subdivision should be shown, as well as any controlling monuments that may be located in Sage Road or the surrounding section.

I recommend delaying approval of this amendment until these issues are addressed.

Respectfully,

Todd Edwards

Todd Edwards, P.E.
Washington County Engineer

Larry H. Gardner
Pine Valley Irrigation Co.
753 S. Lexington Dr.
St. George, Utah 84770

February 20, 2009

Mette Hansen Seager
%Bob Herpel
610 East Main St
Pine Valley, Ut 84781

Dear Mrs. Seager,

Your lot number 7B in the amended Al Truman Subdivision in Pine Valley falls within the bounds of a subdivision our company has already committed to serve. It is also located within the prescribed service area for the Pine Valley Irrigation Co. You will have the right to connect to our system after the appropriate connection and impact fees have been paid to Louise Zeenati, phone number 673-6455.

As a reminder, PVI policy requires developers and home owners to bear the burden and the responsibility of any costs associated with extending service to your property. That work should be coordinated with and inspected by Ryon Gardner, 668-2046.

This letter can be presented to Washington County and the Health Department, Southwest District to reflect that commitment.

Sincerely,

A handwritten signature in cursive script that reads "Larry H. Gardner".

Larry H. Gardner
President, PVI



620 South 400 East, Box 400, ST GEORGE, UTAH 84770 - (435) 673-3528
260 E. D.L. Sargent, CEDAR CITY, UTAH 84721 - (435) 586-2437
245 South 200 East, KANAB, UTAH 84741 - (435) 644-2537
P.O. Box 374, 609 N. Main, PANGUITCH, UTAH 84759 - (435) 676-8800
P.O. Box G, 75 West 1175 North, BEAVER, UTAH 84713 - (435) 438-2482

February 23, 2009

RE: SEPTIC SYSTEM FEASIBILITY – LOT 7B, AL TRUMAN SUBDIVISION

To whom it may concern:

Our department has been requested to issue a statement regarding the feasibility of installing a septic system on lot 7B, Al Truman Subdivision, in Pine Valley, Utah. According to Washington County records, this parcel was recorded on June 4, 1976. It is our understanding that the owner(s) of this parcel intend to amend the plat, making this lot larger than originally recorded. The Southwest Utah Public Health Department will issue a septic system permit for this property upon submission of required reports and documentation.

Thank you for your attention to this matter. Please contact our office at (435)986-2582 if you have any questions or concerns.

Sincerely,

Robert R. Beers, MBA, EHS



596 North 1400 East
St. George, Utah 84770

February 20, 2009
To whom it may concern:

RE: Availability of Qwest Facilities.

This letter concerns the provision of telephone facilities for.

Development *Al Truman's Subdivision Amended*

Location: *Lot 7B, Sage Road*
 Pine Valley, Utah 84781

Represented by: *Robert Herpel*
 435-680-3776

Notification for the above development has been presented to Qwest for review. Qwest Communications is a regulated public utility. If the developer elects to establish Qwest facilities within said development then service will be provided to the proposed development in accordance with the applicable tariffs on file with the Utah Public Service Commission.

If you have any questions regarding this matter, please contact me at (435) 628-0571

Yours Truly,

A handwritten signature in dark ink, appearing to read "DB", written over a horizontal line.

Daniel Bartleson
Sr. Design Engineer

71 E Hwy 56
Beryl, UT 84714-5197
Phone: 435-439-5311
Fax: 435-439-5352



145 W Brigham Rd.
St. George, UT 84790
Phone: 435-673-3297
Fax: 435-673-3315

February 19, 2009

To Whom It May Concern:

Dixie Escalante Rural Electric provides power to property located within the Al Truman amended subdivision in Pine Valley Utah . Upon payment of all construction costs and impact fees for the property in question, we are willing, able and capable of providing electrical service. The developer will need to furnish all right-of-ways and follow Dixie Escalante Electric regulations.

If you have any further questions please feel free to give us a call (435) 673-3297.

Sincerely,

A handwritten signature in cursive script that reads 'Kay Dell Whitlock'.

Kay Dell Whitlock
Dixie Escalante Electric

Re: Lot 7B